



MINUTES

Planning and Zoning Commission

20 Second Avenue SW, Oelwein

6:00 PM

August 18, 2026

Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Matt Weber

Commission Members: Savannah DeJong, Dave Gearhart, Peggy Sherrets, Roger Boylen, Paul Schemmel, Terry Hull, Bill Kajewski, David Kral

Roll Call

Present: Gearhart, Sherrets, Boylen, Schemmel, Kajewski, Kral

Absent: DeJong, Hull

Approve Minutes

1. Approve minutes from 3-5-2026 Meeting
 - Motion to approve by Boylen 2nd from Sherrets, All in favor

ROW Vacation Requests

2. Discuss recommendation to Council to vacate the ROW area of 5th ave NW near Anderman residence
 - Discussion revolved around price offered vs how long Anderman has been taking care of the property via lawn care as the ROW space is grass covered. Boylen forewarned that his offering price might not be high enough. Anderman has been taking care of the property for 9 years. Anderman intends to merge the property with his neighboring residence thus increasing his property value. Discussed how the ROW is highly unlikely to ever be used as a ROW and serves no value as ROW dedication to the City.
 - Motion to recommend the vacation and transfer by City Council to Anderman made by Sherrets, 2nd by Gearhart, All in favor
3. Discuss ROW vacation requests from Bamford and Walters for 2nd ave NW area
 - Discussion revolved around splitting of the ROW space between the two applications. Similar to the previous discussion, the focus was on price offered and how the neighboring owners have been taking care of the grass covered space for multiple years. Each property owner intends to merge the space with their currently owned space. Discussed how the ROW is highly unlikely to ever be used as a ROW and if suddenly needed to have access to a northern extension, there are other ROW options.
 - Motion to recommend the vacation and transfer by City Council to Bamford and Walters made by Schemmel, 2nd by Gearhart, All in favor

New Business

4. Discussion on Code Language vs City Wide Re-Zoning

- In previous meeting discussions we had discussed the issue that has come up repeatedly regarding insurance companies having issue with providing insurance on property's that are single family residences but are not zoned residential. There are potentially somewhere in the range of 100 homes with this issue. It was tasked to re-zone all of the areas individually. However, it was discovered that this undertaking would be very cost and labor intensive. Therefore, code creation recommending we make a new code section covering nonconforming single-family residences specifically, with language granting a total loss in a catastrophic event to be rebuilt and also allowing expansion and all the typical abilities of a single-family R-1 type property, i.e. build a garage, add an addition. This would grant insurance companies the relief that a total loss could be rebuilt without the need for any variance. However, we would not allow a single-family residence two be remodeled or expanded to become a duplex. We would keep language specific to single family. The Committee decided they would like to see a code example similar to the one provided to the meeting, but specific and tailored to Oelwein code and the discussion points, presented at the next P&Z meeting to then be discussed and potentially recommended to council.

Adjournment

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